

## CHAPTER XV - RESORT RESIDENTIAL OVERLAY DISTRICT

**A. What This Chapter Does.** This chapter establishes an **overlay district (the RROD)** that allows golf courses, tennis clubs, fitness centers, and similar commercial uses to be integrated into residential developments on the basis of a master plan for the entire property. Where it overlays the LRZD, this overlay district also permits attached housing, at the same density permitted for single family dwellings in the LRZD.

**B. Additional Land Uses Permitted.** The additional land uses permitted by the RROD shall include:

1. golf courses, tennis courts, health clubs, riding stables, and similar commercial recreational uses (SLUC 74), and incidental retail sales and restaurants associated with these uses; and
2. where it overlays the LRZD (see Chapter VI.), attached housing, at a maximum density of six units per acre.

**C. Site Plan.** The RROD may be applied to undeveloped areas zoned LRZD or MRZD by amendment of the future land use map adopted in the plan, where necessary, and amendment of the zoning map adopted in III.D. No such amendment shall be considered except upon submission of a site plan showing how the proposed commercial use will be made compatible with the neighboring residential development. Approval of the plan and/or zoning map amendment shall constitute approval of the site plan, and development permits on the property shall be issued only in compliance with that site plan.

**D. Standards.** Commercial uses permitted in the RROD shall comply with the specification standards of the zoning district in which they are sited; the performance standards of Chapter XVIII, as applicable; and the following additional performance standards.

1. **Operating Hours.** Limited operating hours may be required.
2. **Traffic.** Commercial uses permitted in the RROD shall have direct access to a collector or arterial street, or otherwise be located where they will not channel traffic onto local residential streets.
3. **Outdoor Sales and Storage.** The RROD permits certain commercial outdoor recreational activities, but outdoor sales, with the exception of outdoor dining areas, shall not be permitted. All storage shall be enclosed in a building or fully screened from public view or the view of neighboring residences.